



# City of Aurora

City Hall - 5th Floor  
Conference Room B  
44 East Downer Place  
Aurora, IL

## Committee of the Whole Meeting Minutes - Draft

Tuesday

February 21, 2017

5:00 PM

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### ROLL CALL

**Mayor O'Connor called the Committee of the Whole Meeting to order at 5:07 P.M. and the roll was called.**

**Present** 12 - Alderman Kristina "Tina" Bohman, Alderman Juany Garza, Alderman Ted Mesiacos, Alderman Bill Donnell, Alderman Carl Franco, Alderman Mike Saville, Alderman Scheketa Hart-Burns, Alderman Rick Mervine, Alderman Edward Bugg, Alderman Lynne Johnson, Alderman Richard Irvin, and Alderman Bob O'Connor

### MINUTES OF THE MEETING OF TUESDAY, FEBRUARY 7, 2017

[17-00131](#)

Approval of the Tuesday, February 7, 2017 Committee of the Whole Meeting Minutes.

**A motion was made by Alderman Hart-Burns, seconded by Alderman Mervine, that the minutes from the Tuesday, February 7, 2017 meeting be approved and filed. The motion carried by voice vote.**

### REPORT OF THE PLANNING & DEVELOPMENT COMMITTEE TO THE COMMITTEE OF THE WHOLE

**The Planning & Development Committee Met On Thursday, February 16, 2017  
and Reviewed the Following Items:**

[16-01076](#)

A Resolution Approving the Final Plat for Balaji Homes Condominiums Subdivision, being Vacant Land located at southwest corner of Sequoia Drive and Randall Road

*Tracey Vacek, Planner, Steve Hansen (architect), Hari Koneru (petitioner), John Tebrugge (engineer), and Chuck Nelson (Director of Neighborhood Standards) provided information and answered questions regarding the project. The major changes to project include: building five (5) buildings instead of four (4), each building will have four (4) stories instead of five (5). Each phase/building will seek separate approval.*

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: R17-058

[16-01077](#)

A Resolution Approving a Final Plan for Balaji Homes Condominiums Subdivision located at southwest corner of Sequoia Drive and Randall Road for a Multi-Family Dwelling (1140) Use

*Tracey Vacek, Planner, Steve Hansen (architect), Hari Koneru (petitioner), John Tebrugge (engineer), and Chuck Nelson (Director of Neighborhood Standards) provided information and answered questions regarding the project. The major changes to project include: building five (5) buildings instead of four (4), each building will have four (4) stories instead of five (5). Each phase/building will seek separate approval.*

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: R17-059

[16-01202](#)

A Resolution Approving the Final Plat for Unit Five of Deerbrook Place Subdivision, Being Vacant Land Located South of Hafenrichter Road and East of Farnsworth Avenue

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: R17-060

[16-01223](#)

An Ordinance granting a Special Use Permit for a Religious Institutions (6400) Use on the Property located at 170 E. Indian Trail being at the southwest corner of Indian Trail Road and Aurora Avenue

*Jill Morgan, Planner, and Toussaint Smith, a representative from the church was present to discuss the project. He discussed the anticipated hours of operations for the church, schedule of events and projected attendance for the events.*

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: O17-011

[16-01224](#)

An Ordinance Establishing a Special Use Planned Development, Approving the Plan Description and Amending Ordinance Number 3100, being the Aurora Zoning Ordinance and the Zoning Map attached thereto, to an underlying zoning of B-3 Business and Wholesale for the property located at 932 S. Lake Street

**(PLACED ON CONSENT AGENDA)**

Enactment No: O17-005

[16-01225](#)

A Resolution Approving a Final Plan on 932 S. Lake Street for a Landscaping with Outside Storage (2910) Use

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-041

[16-01229](#)

A Resolution Approving a Final Plan on Lot 12 of Orchard Road

Business Park Subdivision located at 2413 Bushwood Drive being at the northwest corner of Bushwood Drive and Orchard Road.

*Jill Morgan, Planner, Max Odom, the Petitioner, and Ed Sieben, Zoning Administrator, and Bill Wiet, Chief Development Officer were present to address questions regarding the use and appearance of the proposed project.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-042

[17-00114](#)

A Resolution accepting the dedication of an easement at 515 Phoenix Court located east of High Street and south of Phoenix Court on Lot 1 of the Groch and Edwards Addition to Aurora Subdivision and on Lot 9 of Lewis Wilder's Addition to Aurora Subdivision

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-053

### **REPORT OF THE FINANCE COMMITTEE TO THE COMMITTEE OF THE WHOLE**

**The Finance Committee Met On Tuesday, February 14, 2017 and Reviewed the  
Following Items:**

[17-00035](#)

A Resolution to authorize the purchase of a 2017 Mercury Thermoplastic Striper Trailer from M-B Companies for the Street Maintenance Division in the amount not to exceed \$80,000.00

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-043

[17-00082](#)

A Resolution authorizing a new Commercial Lease Agreement with Alan & Kim Bok Sole Proprietors d/b/a The Best Cleaners, for commercial Space at Route 59 Commuter Station located at 1090 N. Route 59 Aurora, Illinois 60504.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-045

[17-00083](#)

A Resolution authorizing the City of Aurora to enter into a contract with KLF Enterprises of Markham, Illinois for the Demolition and Site Restoration of 450 Jackson St.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-046

[17-00084](#)

A Resolution authorizing a new Commercial Lease Agreement with Riverfront Playhouse for approximately 6,000 square feet of space

located on the first floor of the Vargas Building located at 13 S. Water St.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-064

[17-00090](#)

A Resolution Authorizing the 2017 Ward Neighborhood Cleanup Programs for Wards 1, 3, 5, 7, 9 and 10 and Shred Event Programs for Wards 1, 4, 5, 6, 7, 8, 9 and 10 for the City of Aurora.

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: R17-061

[17-00093](#)

A Resolution to seek Kane County Riverboat Fund grant assistance to return the Sentry Statue to his post atop the GAR Memorial Museum.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-048

[17-00094](#)

An Ordinance for the Establishment of a Special Service Area Number #188 Children's Learning Adventure, DuPage County, in the City of Aurora.

**(PLACED ON CONSENT AGENDA)**

Enactment No: O17-006

[17-00095](#)

An Ordinance for the Establishment of a Special Service Area Number #189 Unilock Chicago, Inc., Kane County, in the City of Aurora.

**(PLACED ON CONSENT AGENDA)**

Enactment No: O17-007

[17-00096](#)

An Ordinance for the Establishment of a Special Service Area Number #190 Sequel - 998 Corporate Boulevard, Kane County, Illinois.

**(PLACED ON CONSENT AGENDA)**

Enactment No: O17-008

[17-00098](#)

A Resolution Authorizing the Mayor to execute the Local Agency Agreement for Federal Participation with the State of Illinois, the Director of Procurement to sign the Engineering Agreement with Crawford, Murphy and Tilly, Inc., and the Appropriation of Motor Fuel Tax Funds for the Farnsworth Avenue Improvement Project, MFT #13-00302-00-BR.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-049

[17-00100](#)

A Resolution Authorizing the Mayor to execute the Local Agency Agreement for Federal Participation with the State of Illinois, the Director of Procurement to sign the Engineering Agreement with HR Green, Inc., and the Appropriation of Motor Fuel Tax Funds for the East New York Street Resurfacing Project, MFT #16-00310-00-RS.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-050

[17-00107](#)

A Resolution authorizing a new Commercial Lease Agreement with Subway Real Estate, LLC for the space approximately 1,400 square feet located at 5 E. Downer Pl. commonly known as Stolp Island Place.

**(PLACED ON UNFINISHED BUSINESS)**

Enactment No: R17-062

[17-00108](#)

A Resolution Approving a change order for the Highland and Sullivan Roundabout with Geneva Construction for \$34,204.99

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-052

[17-00109](#)

An Ordinance Amending Chapter 17, Article IV Regarding Fire Alarm Systems And Chapter 36, Article IV Regarding Police Alarm Systems.

**(PLACED ON CONSENT AGENDA)**

Enactment No: O17-009

[17-00116](#)

A Resolution authorizing a new Commercial Lease Agreement with Peter Lo Destro, d/b/a Jumpin Java Coffee, for commercial space at the Aurora Transportation Center located at 233 N. Broadway Aurora, Illinois 60505.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-054

[17-00117](#)

A Resolution authorizing a new Commercial Lease Agreement with Peter Lo Destro, d/b/a Jumpin Java Coffee for commercial Space at Route 59 Commuter Station located at 1090 N. Route 59 Aurora, Illinois 60504.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-055

[17-00118](#)

A Resolution authorizing a new Commercial Lease Agreement with Peter Lo Destro, d/b/a Jumpin Java Coffee for commercial space at the Aurora Transportation Center located at 233 N. Broadway Aurora, Illinois 60505.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-056

[17-00122](#)

An Ordinance Reserving 2017 Volume Cap In Connection With Private Activity Bond Issues, And Related Matters.

**(PLACED ON CONSENT AGENDA)**

Enactment No: O17-010

**REPORT OF THE  
GOVERNMENT OPERATIONS COMMITTEE  
TO THE COMMITTEE OF THE WHOLE**

**The Government Operations Committee Met On Tuesday, February 14, 2017 and  
Reviewed the Following Items:**

[17-00077](#)

A Resolution approving the issuance of a Carnival License to Fantasy Amusement Company for a carnival to be held at the Westfield Fox Valley Mall on May 4th - 7th, 2017 through May 11th - 14th, 2017.

*The applicant has requested the dates of the event be changed to May 4-7th and May 11-14th.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-044

[17-00091](#)

A Resolution establishing the maximum number of Class S-1 City of Aurora liquor licenses *(unofficially related to application from: Round One Entertainment Inc. d/b/a Round 1 Bowling and Amusement, to be located at 2480 Fox Valley Center, Aurora, Illinois 60504).*

*Scott Sampson, General Manager at Fox Vally Mall, and Harlan Powell, attorney for Round 1 Bowling and Amusement were present to provide information and answer questions regarding the security plan for the mall and for Round 1.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-047

[17-00101](#)

A Resolution approving the issuance of a Music Festival permit to the Warehouse Church for Sunday, May 7th, 2017 at the Phillips Park Pavilion area from 9:30 a.m. to 4:00 p.m.

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-051

[17-00014](#)

Information Only - Alderman Juany Garza & Ward 2 Committee's Easter Egg Hunt at McCarty Park-350 E Galena Blvd-Sunday, April 16, 2017 from Noon to 1:30 pm

**(INFORMATION ONLY)**

[17-00030](#) Information Only - Alderman Juany Garza & 2nd Ward Committee - 12th Annual Ice Cream Social Sunday, August 13, 2017 from 1:00 pm to 5:00 pm at McCarty Park 350 E Galena Blvd.

**(INFORMATION ONLY)**

[17-00046](#) Requesting approval for L.I.F.T. Aurora to stage the first City of Lumos: Aurora's Harry Potter Festival on Water Street Mall, Mundy Park and Millennium Plaza on July 30, 2017 from 12:00 pm to 5:00 pm.

**(INFORMATION ONLY)**

[17-00085](#) Requesting approval for the Warehouse Church to hold the 17th annual Motorcycle Sunday at Phillips Park on Sunday, May 7, 2017 from 9:30 am to 4:00 pm.

**(INFORMATION ONLY)**

[17-00086](#) Nancy Young Elementary School PTA Dolphin Dash 5K Run and 1 Mile Walk/Run, Saturday, May 6, 2017 from 7:30am to 10:30am.

**(INFORMATION ONLY)**

[17-00088](#) Steck Elementary School PTA Fun Run, Saturday, September 23, 2017 from 9:00am to 10:00am.

**(INFORMATION ONLY)**

[17-00089](#) Rosary High School Alumnae 5K, Sunday, May 21, 2017 from 9:00am to 11:00am.

**(INFORMATION ONLY)**

[17-00097](#) Seth Egger Memorial Fund 5K, Saturday, July 15, 2017 from 8:30am to 9:15am.

**(INFORMATION ONLY)**

[17-00099](#) The Color Vibe 5K, Sunday, May 28, 2017, from 7:30am to 9:30am.

**(INFORMATION ONLY)**

**REPORT OF THE  
GOVERNMENT OPERATIONS COMMITTEE  
TO THE COMMITTEE OF THE WHOLE**

**The Government Operations Committee has requested a special meeting on  
Tuesday, February 21, 2017 and Reviewed the Following Item:**

[17-00132](#)

A Resolution establishing the maximum number of Class S-1 City of Aurora liquor licenses (*unofficially related to application from: Salerno's Aurora, Inc. d/b/a Salerno's Pizzeria & R Bar, located at 85 Executive Drive, Aurora, Illinois 60504*).

*Robert Salerno, new owner of Salerno's Pizzeria and R Bar to be located at the space previously occupied by The Foundry, was present to speak about and answer questions regarding the new establishment and proposed plans for the space in the future.*

**(PLACED ON CONSENT AGENDA)**

Enactment No: R17-057

### **REPORT OF THE BUILDINGS, GROUNDS & INFRASTRUCTURE COMMITTEE TO THE COMMITTEE OF THE WHOLE**

**The Buildings, Grounds and Infrastructure Committee meeting for Monday,  
February 13, 2017 was canceled.**

### **MAYOR'S REPORT**

*Mayor O'Connor announced that the Annual Aurora African American Heritage Dinner will be this Friday, February 24th at 7PM at Gaslite Manor. Tickets are available for \$50 each through the City of Aurora website or by contacting Ken Maurice. The dinner will be honoring Coach Tom Boatright.*

### **MAYORAL APPOINTMENTS**

[17-00137](#)

A Resolution Appointing Avis Miller and Joe Filapek Reappointing John Savage, Archie Needam and Andrew Smith to the Aurora Public Library Board.

**This Resolution was referred to the City Council**

Enactment No: R17-039

[17-00139](#)

A Resolution Reappointing Patricia Holt, Joseph Grisson, Ricky Rodgers, Deborah Goss-Johnson, Telenae Williams Reid, Avis Miller, Toshia Moss, Jacquelyn Spires and Keith Gerald to the Aurora African American Heritage Advisory Board.

**This Resolution was referred to the City Council**

Enactment No: R17-040

### **CLOSED SESSION**

**A motion was made by Alderman Hart-Burns, seconded by Alderman Bohman, to move into Closed Session immediately following this meeting for the**



purpose of discussing to discuss matters relating to pending, probable or imminent litigation by or against the municipality or an employee, pursuant to 5 ILCS 120/2(c)(11), the purchase or lease of property for the use of the public body, pursuant to 5 ILCS 120/2(c)(5) and the setting of a price for sale of lease of property owned by the public body, pursuant to 5 ILCS 120/2(c)(6) of the Open Meetings Act. The motion carried by the following vote:

**Aye:** 12 - Alderman Bohman, Alderman Garza, Alderman Mesiacos, Alderman Donnell, Alderman Franco, Alderman Saville, Alderman Hart-Burns, Alderman Mervine, Alderman Bugg, Alderman Johnson, Alderman Irvin and Alderman O'Connor

### **ADJOURN**

A motion was made by Alderman Hart-Burns, seconded by Alderman Irvin, to adjourn this Committee of the Whole meeting. The motion carried by voice vote and the meeting was adjourned at 6:00 P.M.

Submitted by: \_\_\_\_\_  
Wendy McCambridge, City Clerk

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Wendy McCambridge, City Clerk